



Basils Road, Stevenage, SG1 3PY

£630,000



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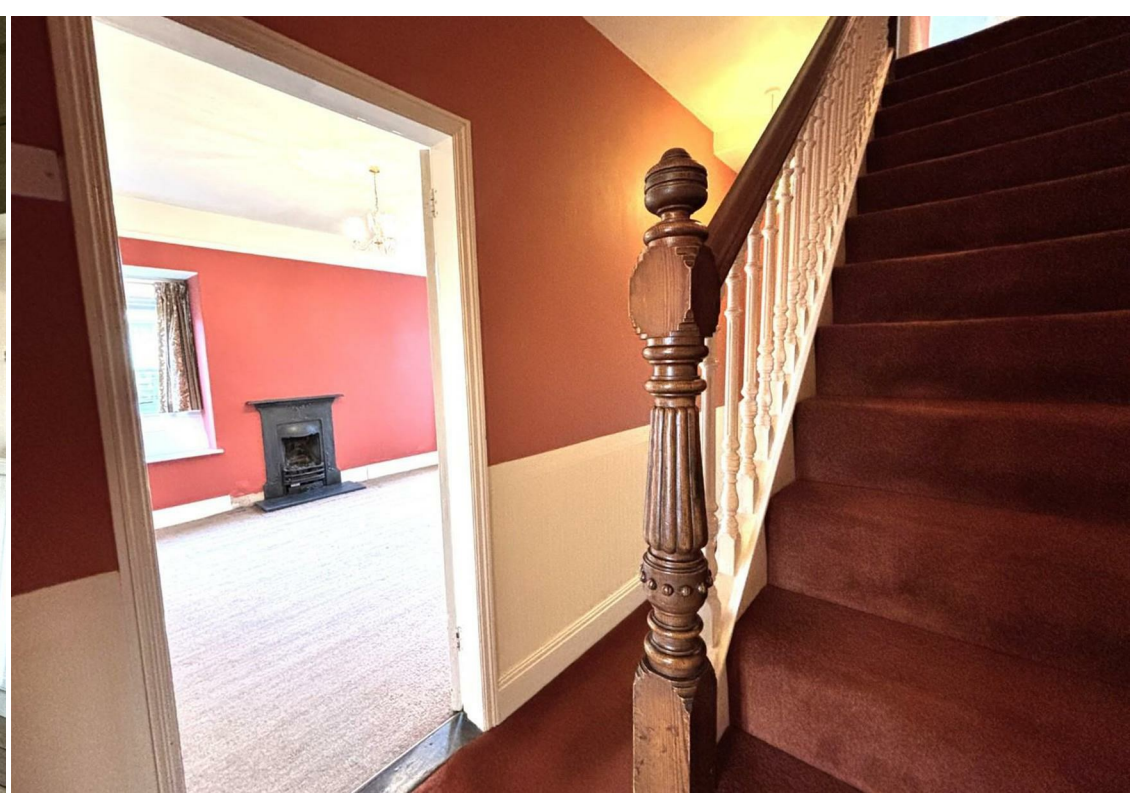
****GUIDE PRICE £630,000 - £645,000****

Set in the heart of Stevenage’s popular Old Town, this enchanting semi- detached Edwardian home offers a truly unique opportunity for potential buyers. Bursting with period charm and untapped potential, this property embodies the elegance of a bygone era while inviting you to reimagine it for modern living. Stepping inside, you will find a wealth of space with three versatile reception rooms: a warm and inviting living room, a formal dining area perfect for hosting memorable gatherings with patio doors to the garden, and a charming breakfast room ideal for casual family moments. Generously sized bedrooms offer flexibility for a growing family, guest accommodations, or even a home office, ensuring the space evolves with your needs.

Outside, a generously-sized garden awaits, providing a private oasis for children to play and alfresco entertaining, or enjoying a spot of gardening. A garage adds further convenience, offering secure parking or additional storage. This chain-free home offers the unique opportunity to modernise to suit your personal style.

Situated in one of Stevenage’s most desirable locations, this special property combines the timeless allure of Edwardian architecture with the vibrant lifestyle of the old town, whilst still being within walking distance to Stevenage train station connecting London in 20 minutes and the North. Opportunities like this are rare—don’t miss your chance to own a home where history meets potential.







Front door into:

Entrance Hall:

Radiator, cupboard, under stairs storage, stairs to first floor and doors to:

Living Room:

14'1 x 11'9

UPVC double glazed bay window to front, radiator and fireplace.

Dining Room:

14'2 x 14'1

Dual aspect UPVC double glazed window to rear and side, radiator, fireplace and door opening to garden.

Breakfast Room:

12' x 11'5

UPVC double glazed window to side, cupboard and door to:

Kitchen:

11'5 x 8'7

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl sink with mixer tap and drainer, radiator, dual aspect UPVC double glazed window to side and rear and door opening to garden.

Utility Room:

7'6 x 4'8

UPVC double glazed window to side, wall mounted boiler and door to:

WC:

Low level WC, wash hand basin with mixer tap and UPVC double glazed window to side.

First Floor Landing:

Radiator, loft access and doors to:



Bedroom One:

12' x 11'1

UPVC double glazed window to front, radiator and fireplace.

Bedroom Two:

12' x 11'1

Dual aspect UPVC double glazed window to side and rear and radiator.

Bedroom Three:

11'5 x 11'

UPVC double glazed window to side, radiator and cupboard.

Bedroom Four:

9'1 x 8'6

UPVC double glazed window to front and radiator.

Bathroom:

8'6 x 5'8

Four piece suite comprising low level WC, wash hand basin with mixer tap, free standing bath with mixer tap, walk in shower with mixer tap, loft hatch and UPVC double glazed window to side.

Garden:

approx 171'

Large L shaped garden mainly laid to lawn and enclosed by panel fencing, outside tap and light, feature pond, shed and pedestrian gated side access.

Garage:

20'11 x 11'1

With up and over door and accessed via Church Lane.

Permit Parking:

Parking is located to the front of the property and requires a resident parking permit to park.

Ground Floor



First Floor



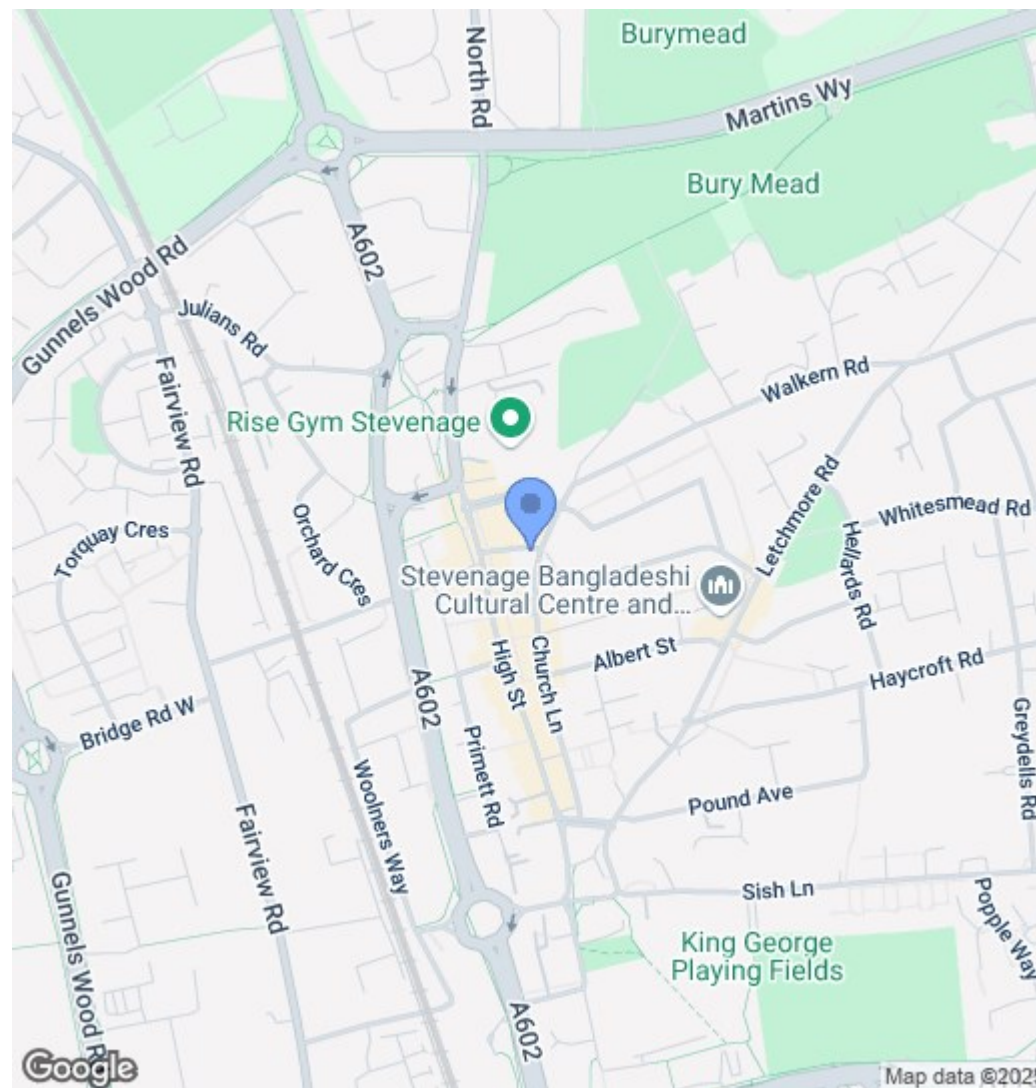
Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC
		



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

129 High Street, Old Town, Stevenage, Herts, SG1 3HS
01438 748007 | stevenage@matherestates.com